TYPE 1 ZONING AMENDMENT PROJECT NARRATIVE AND PLANS
2739-45 W. Belmont Ave.

The Applicant seeks to rezone 2739-45 West Belmont Avenue from a M1-1 Limited Manufacturing/Business Park District to a B2-3 Neighborhood Mixed-Use District. The property is improved with an auto-body shop and a three-unit residential building at 2739-41 W. Belmont and a two-unit residential building at 2745 W. Belmont. The Applicant seeks to rezone the property to divide the zoning lot. The Applicant seeks to preserve the existing three-flat at 2741 W. Belmont, to preserve the existing two-flat at 2745 W. Belmont, and to demolish the auto-body shop to construct a residential building at 2739 W. Belmont with six (6) dwelling units and three (3) parking spaces. The height of the proposed building will be 46 feet. No commercial space will be provided.

Pursuant to Section 17-13-0303-D, the Applicant seeks variation relief for the new building at 2739 W. Belmont to reduce the rear setback to 25 feet pursuant to Section 17-13-1101-B. Moreover, the Applicant seeks an administrative adjustment to increase the parking by 100% for 2741 W. Belmont pursuant to Section 17-13-1003-EE. Lastly, the Applicant is seeking all zoning relief, as needed and as allowed by the Chicago Zoning Code, for the attached plans.

Project Bulk and Density

I. 2739 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	750 square feet per dwelling unit
Off Street Parking	3 spaces
Front Setback	5 feet
Rear Setback	25 feet*
Side Setback (West)	0 feet
Side Setback (East)	3 feet
Floor Area Ratio	2.1
Building Height	46 feet

*Pursuant to Section 17-13-0303-D, the Applicant seeks variation relief to reduce the rear setback to 25 feet pursuant to Section 17-13-1101-B.

II. 2741 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	1,291 square feet per dwelling unit
Off Street Parking	3 spaces*
Front Setback	5 feet (existing)
Rear Setback	48 feet, 7 inches (existing)
Side Setback (West)	3 feet, 4 inches (existing)
Side Setback (East)	3 feet, 11 inches (existing)
Floor Area Ratio	0.80 (existing)
Building Height	25 feet (existing)

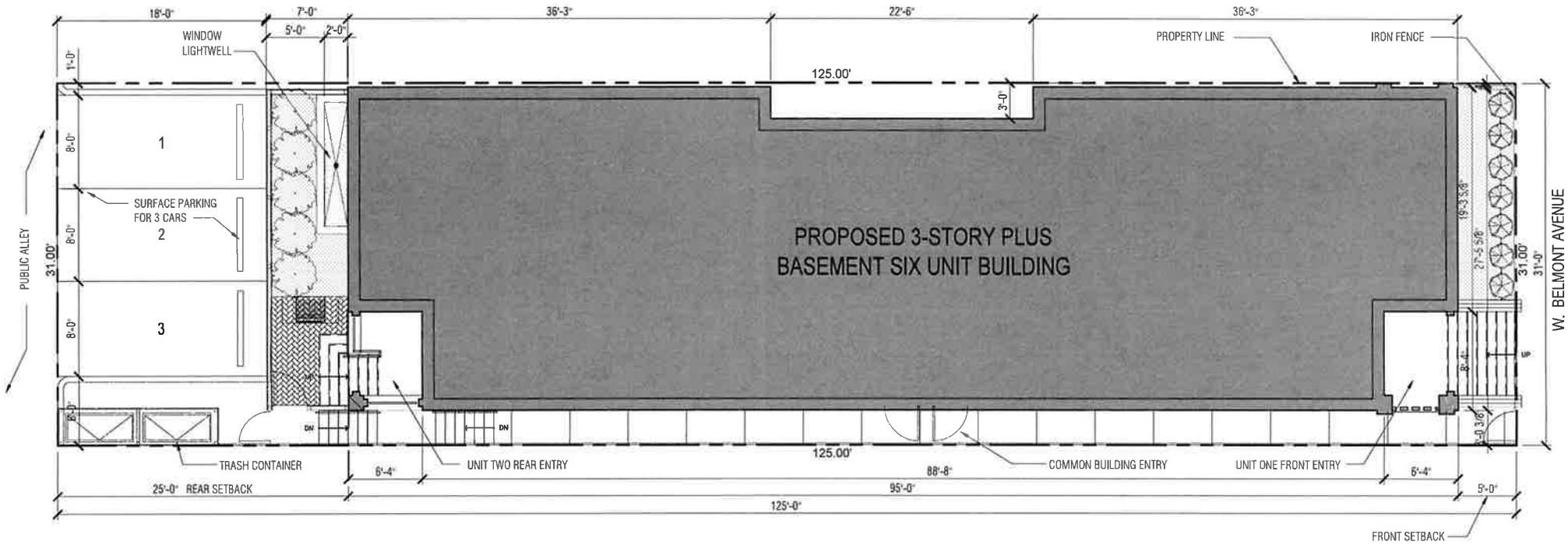
*Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking ratio to 100% pursuant to Section 17-13-1003-EE.

III. 2745 West Belmont

Lot Area	3,875 SF
Minimum Lot Area per Dwelling Unit	1,937 square feet per dwelling unit
Off Street Parking	2 spaces*
Front Setback	9 feet (existing)
Rear Setback	66 feet, 11 inches (existing)
Side Setback (West)	2 feet, 11 inches (existing)
Side Setback (East)	6 feet, 10 inches (existing)
Floor Area Ratio	0.40 (existing)
Building Height	25 feet (existing)

*Pursuant to Section 17-13-0303-D, the Applicant seeks an administrative adjustment to increase the parking ratio to 100% pursuant to Section 17-13-1003-EE.

Proposed



ZONING ANALYSIS

B2-3 ZONING CLASSIFICATION
MINIMUM LOT AREA PER UNIT = 400 S.F.
FAR = 3.0 (31'x125' = 3,875' S.F. x 3.0 = 11,11,625 S.F.)
FRONT SETBACK = 0 FEET (5'-0" PROVIDED)
SIDE SETBACK = 0 FEET (3'-0" PROVIDED)
REAR SETBACK = 30 FEET (25'-0" PROVIDED)
BUILDING HEIGHT = 50 FEET (45'-4 1/2" PROVIDED)

Site Plan

scale: 1/8 = 1'-0"

N

FLOOR AREA CALCULATION

THIRD FLOOR	=	2,565 S.F.
SECOND FLOOR	=	2,565 S.F.
FIRST FLOOR	=	2,460 S.F.
TOTAL FLOOR AREA	=	7,590 S.F. PER FAR
BASEMENT FLOOR AREA	=	2513 S.F
GRAND TOTAL FLOOR AREA	=	10,103 S.F.

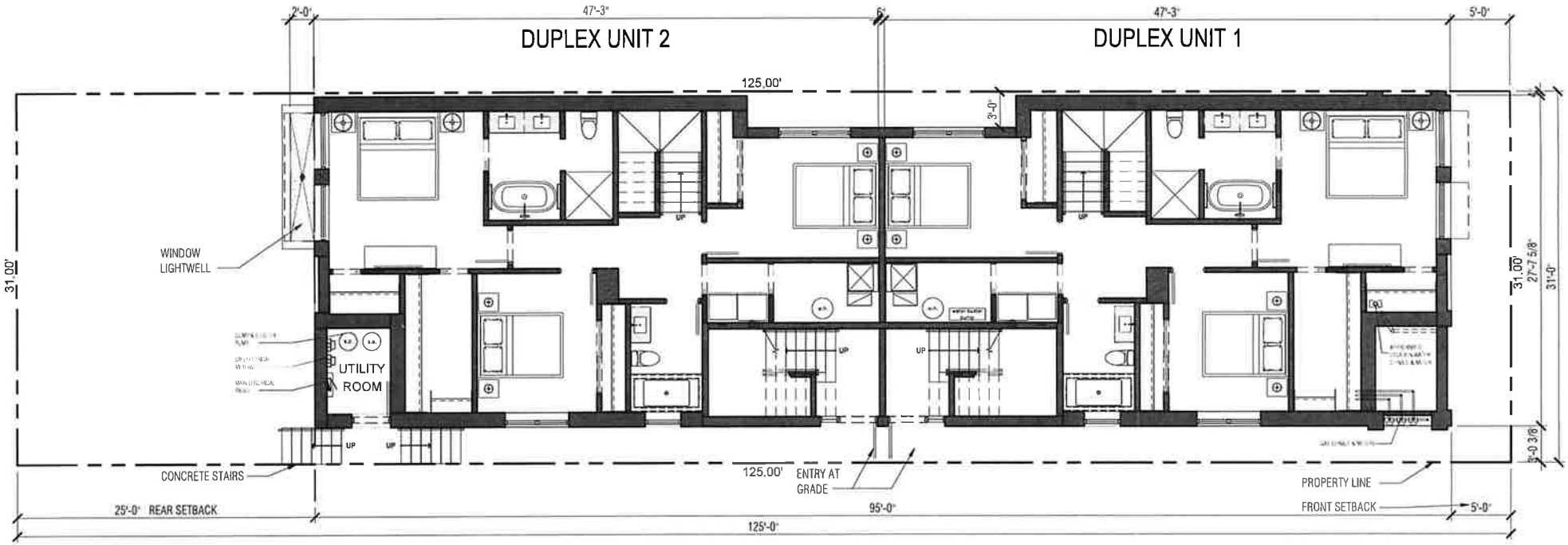
Belmont Avenue Condominiums
New Construction
2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.
© kha, Inc., 2026

Proposed New Work
May 11, 2026

Proposed



Basement Floor Plan

scale: 1/8 = 1'-0"

N

PARTITIONS PLAN SYMBOLS:

EXISTING PARTITION

NEW PARTITION

Belmont Avenue Condominiums

New Construction

2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

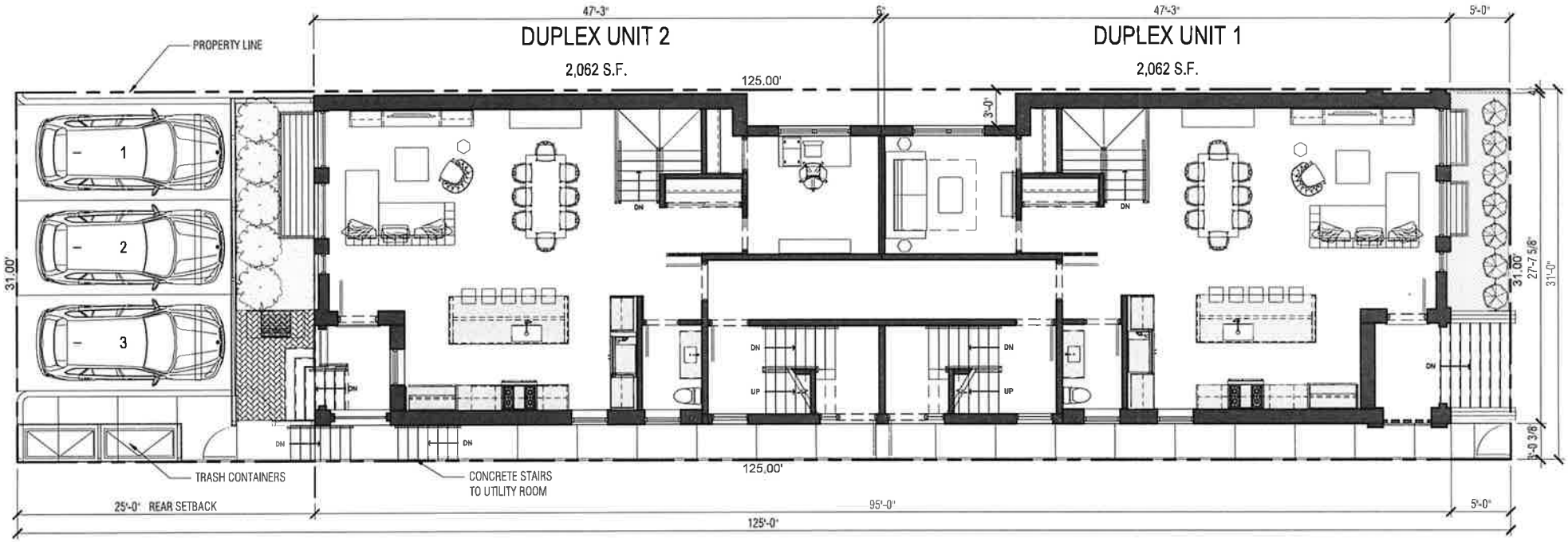
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

© kha, Inc. 2026

Proposed New Work

May 11, 2026

Proposed



First Floor Plan

scale: 1/8 = 1'-0"

N

PARTITIONS PLAN SYMBOLS:

EXISTING PARTITION

NEW PARTITION

Belmont Avenue Condominiums

New Construction

2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

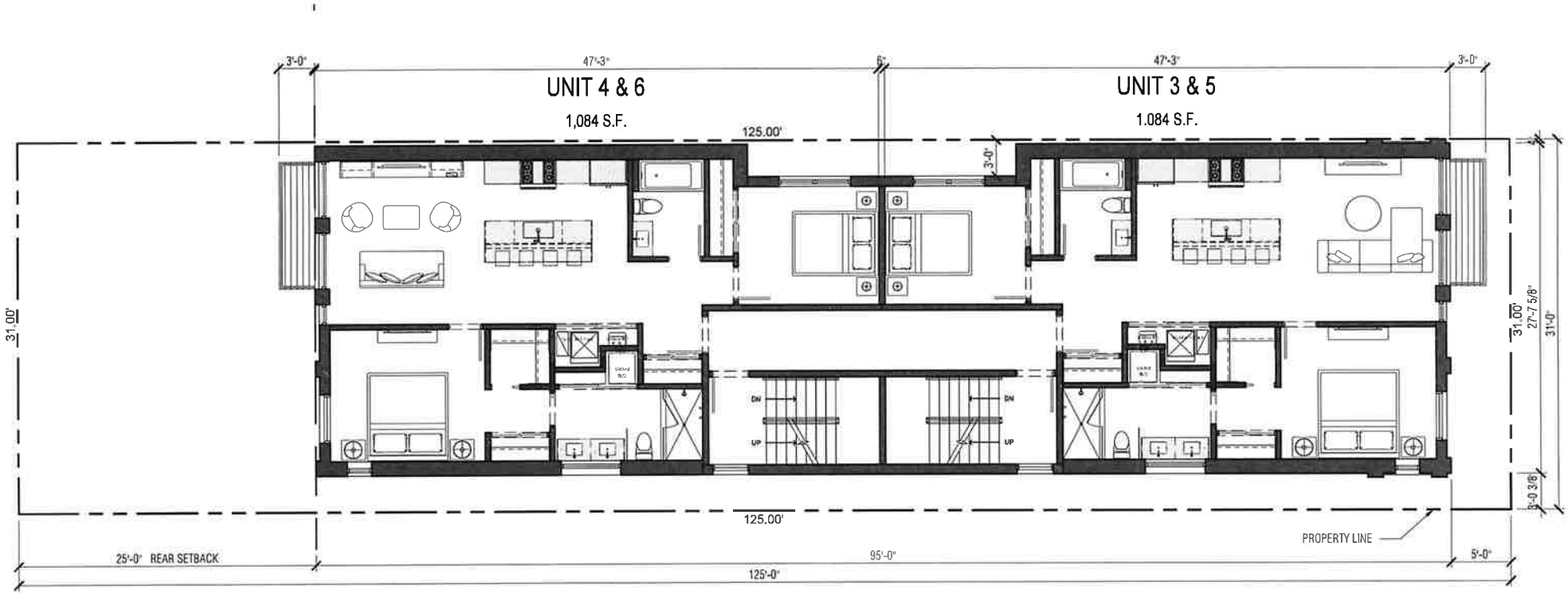
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication

© kha, Inc- 2026

Proposed New Work

May 11, 2026

Proposed



Second & Third Floor Plan

scale: 1/8 = 1'-0"

N

PARTITIONS PLAN SYMBOLS:

EXISTING PARTITION

NEW PARTITION

Belmont Avenue Condominiums

New Construction

2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

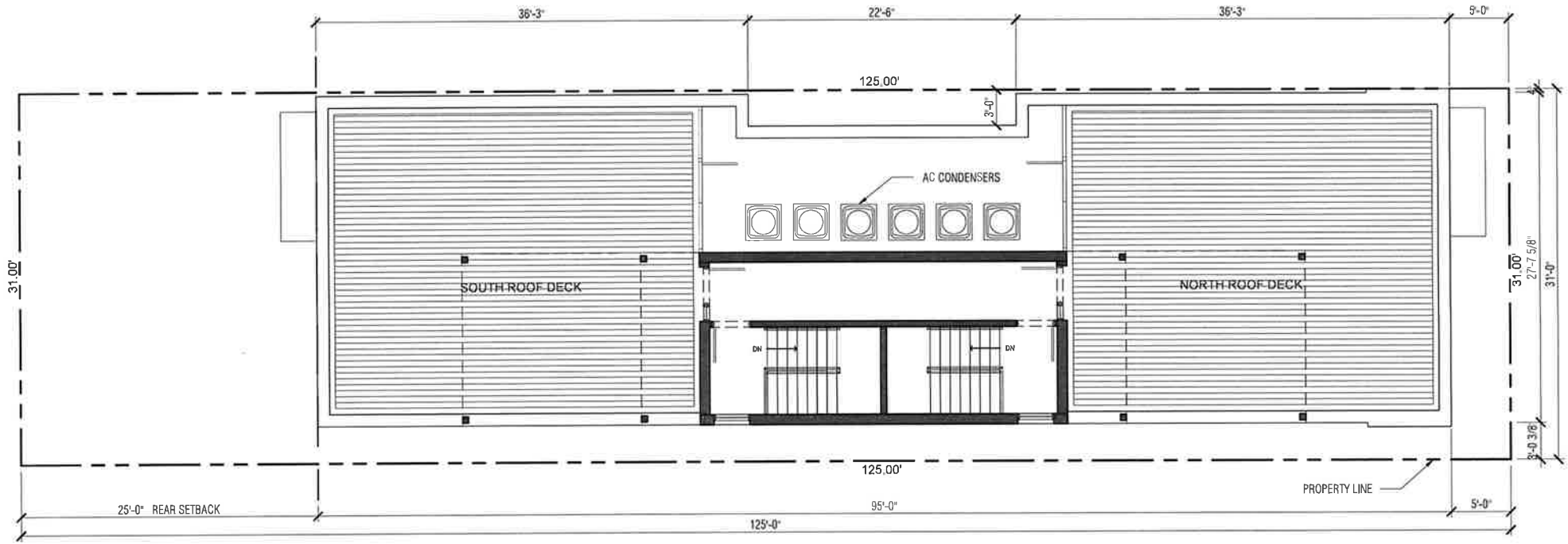
These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

© kha, Inc., 2026

Proposed New Work

May 11, 2026

Proposed



Roof Plan

scale: 1/8 = 1'-0"

N

PARTITIONS PLAN SYMBOLS:

EXISTING PARTITION

NEW PARTITION

Belmont Avenue Condominiums

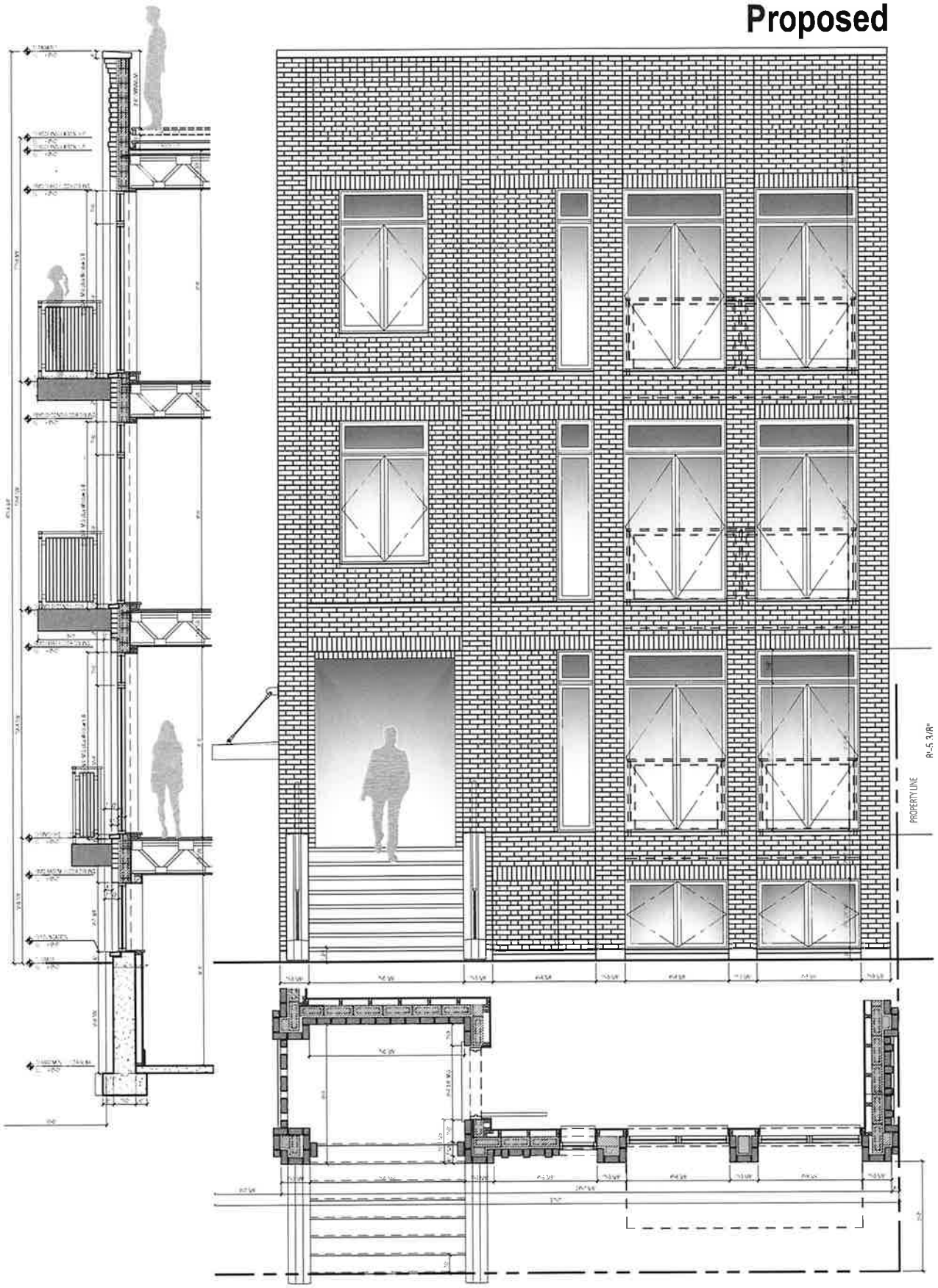
New Construction
2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.
© kha, Inc, 2026

Proposed New Work
May 11, 2026

Proposed



Exterior North Elevation & Wall Section

scale: 1/4 = 1'-0"

Belmont Avenue Condominiums

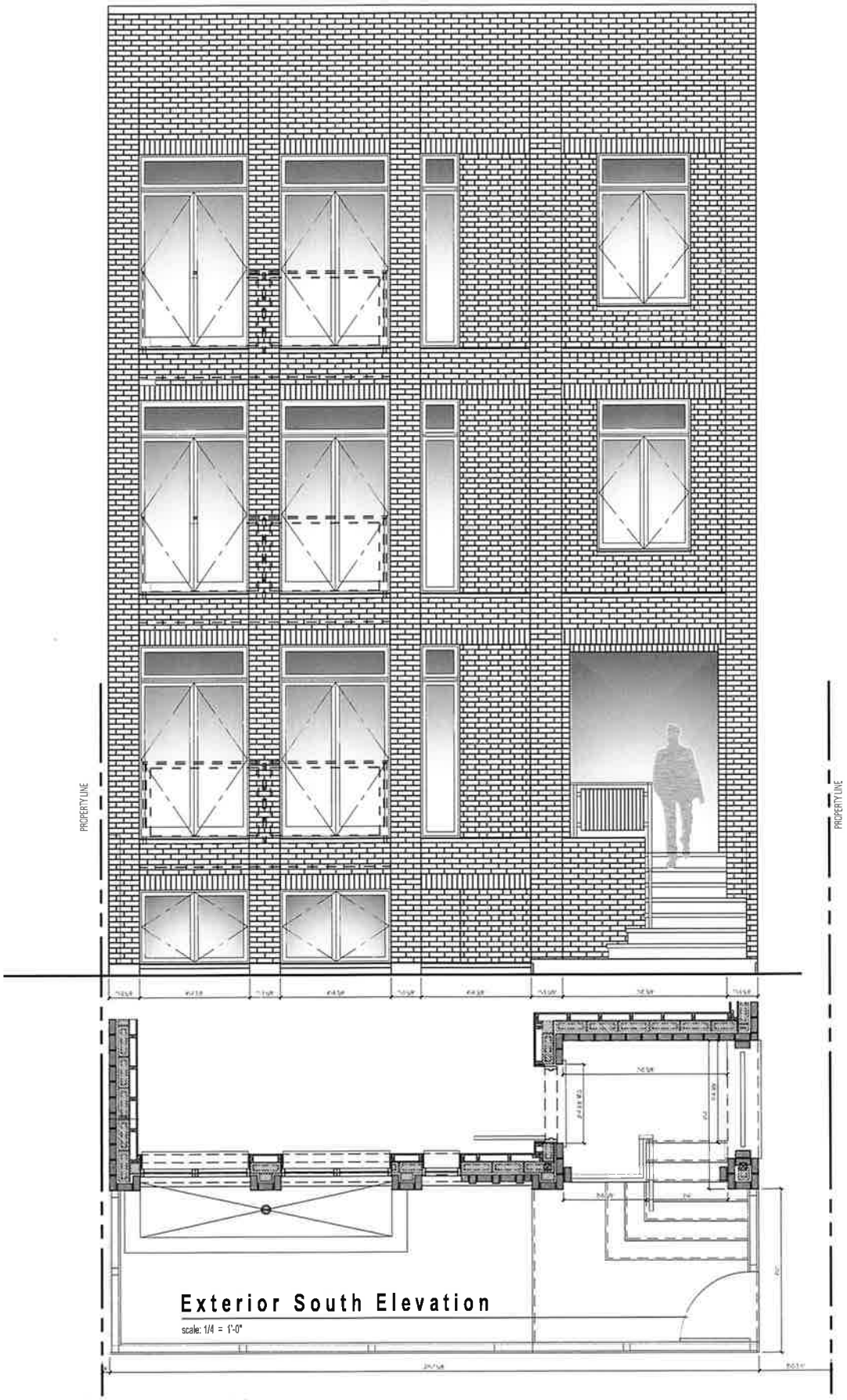
New Construction
2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication
© kha, Inc. 2026

Proposed New Work
May 11, 2026

Proposed



Exterior South Elevation

scale: 1/4 = 1'-0"

Belmont Avenue Condominiums

New Construction
2739 W. Belmont Avenue, Chicago Illinois 60618

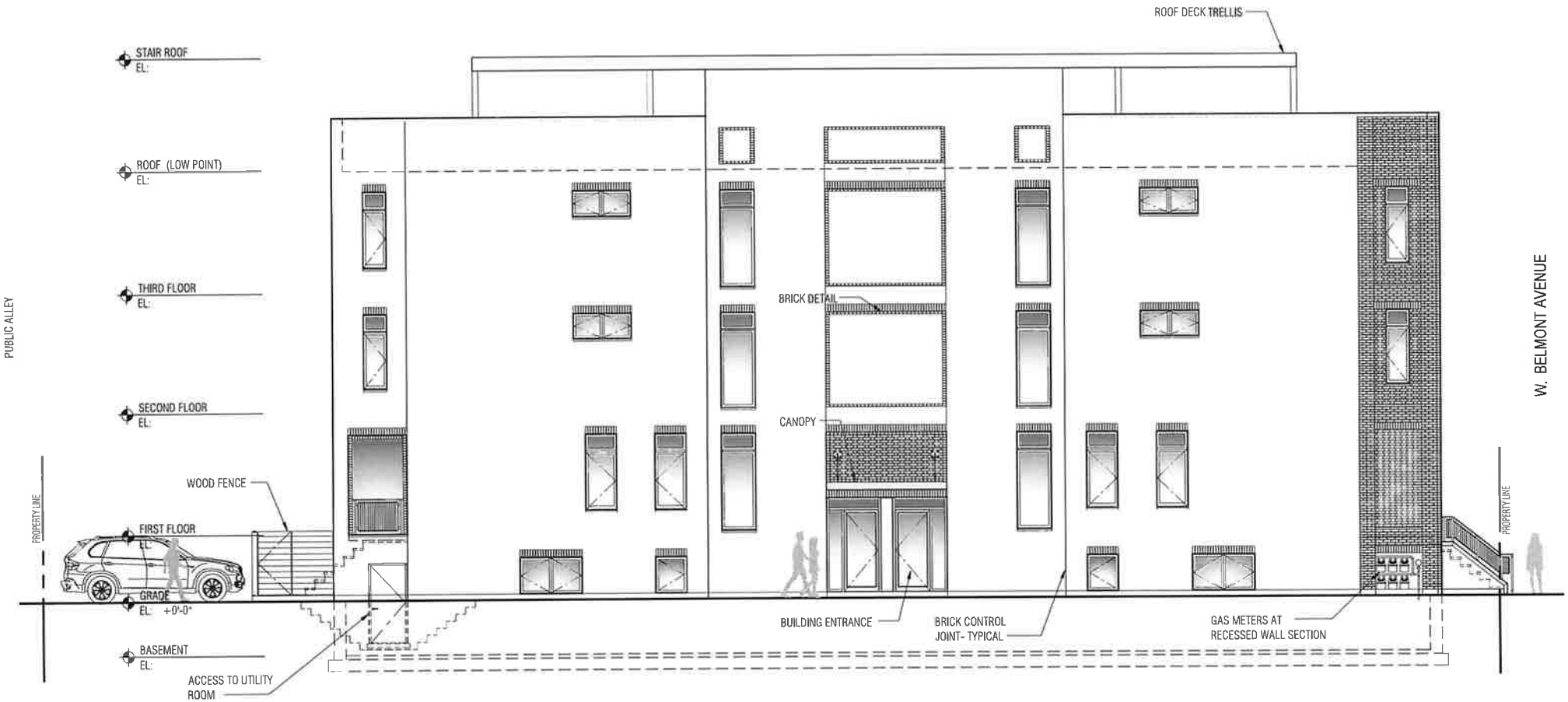
Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.

© kha, Inc. 2026

Proposed New Work
May 11, 2026

Proposed



East Building Elevation

scale: 1/8 = 1'-0"

Belmont Avenue Condominiums

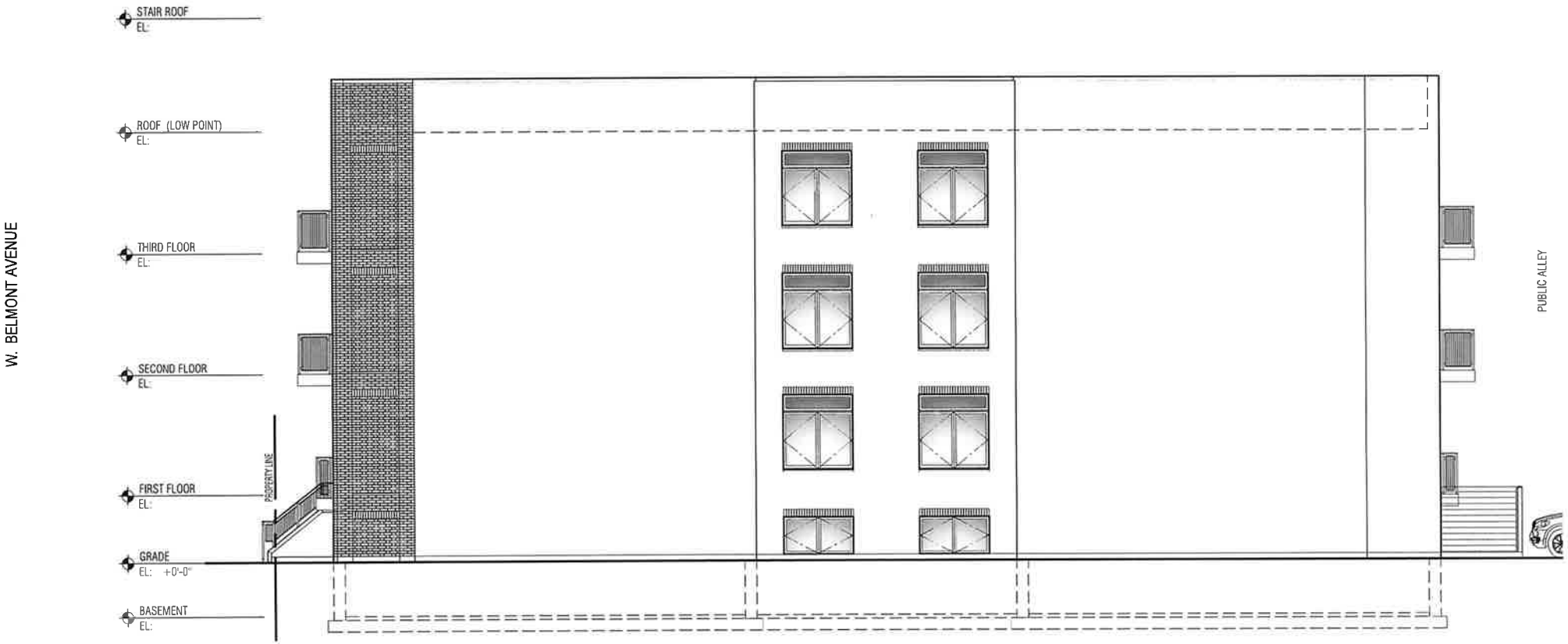
New Construction
2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication.
© kha, Inc. 2026

Proposed New Work
May 11, 2026

Proposed



West Building Elevation

scale: 1/8 = 1'-0"

Belmont Avenue Condominiums

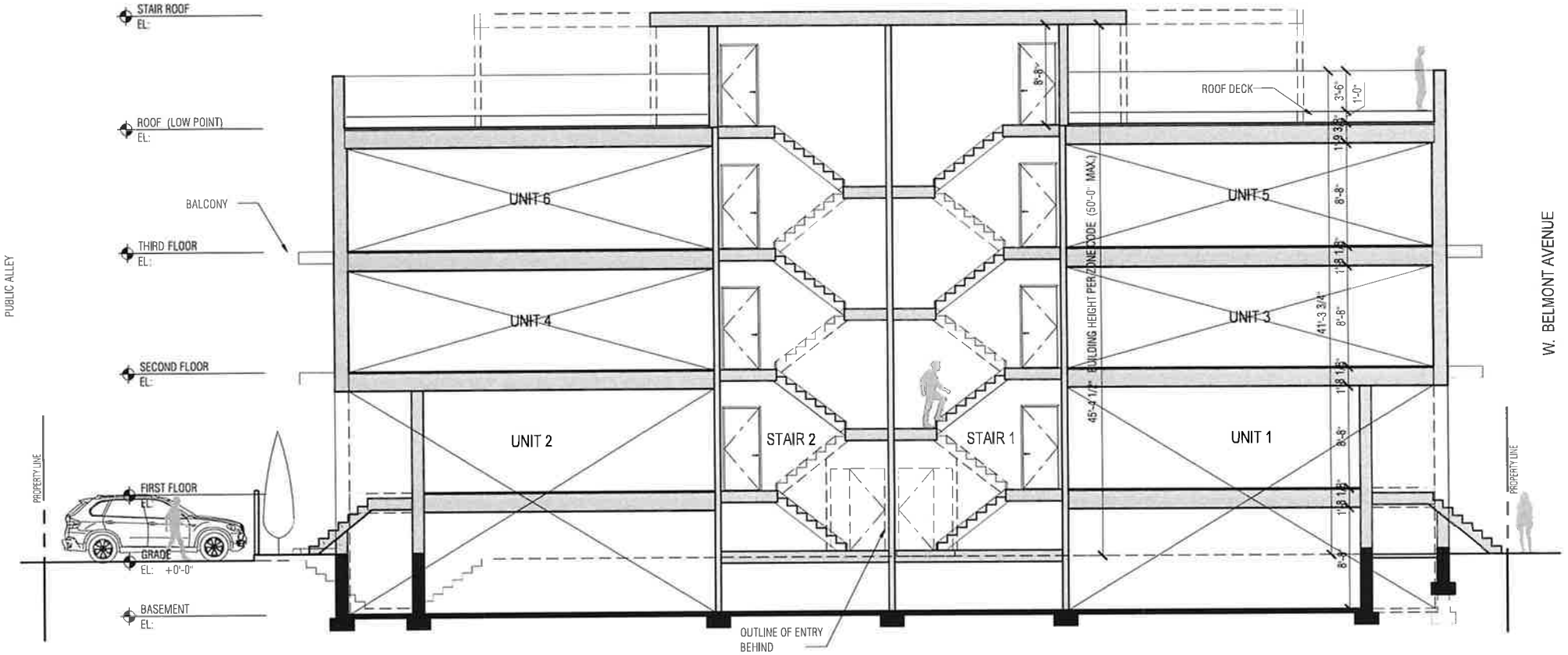
New Construction
2738 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication
© Kha, Inc., 2026

Proposed New Work
May 11, 2026

Proposed



North-South Building Section

scale: 1/8 = 1'-0"

Belmont Avenue Condominiums

New Construction
2739 W. Belmont Avenue, Chicago Illinois 60618

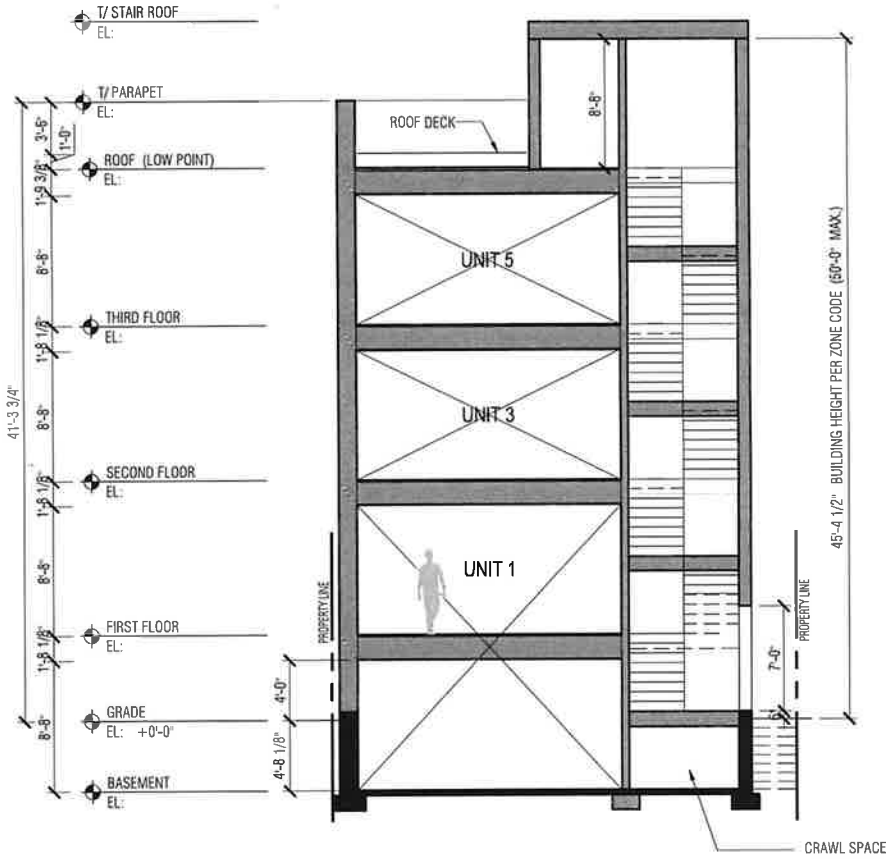
Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication

© kha, Inc., 2026

Proposed New Work
May 11, 2026

Proposed



East-West Building Section

scale: 1/8 = 1'-0"

Belmont Avenue Condominiums

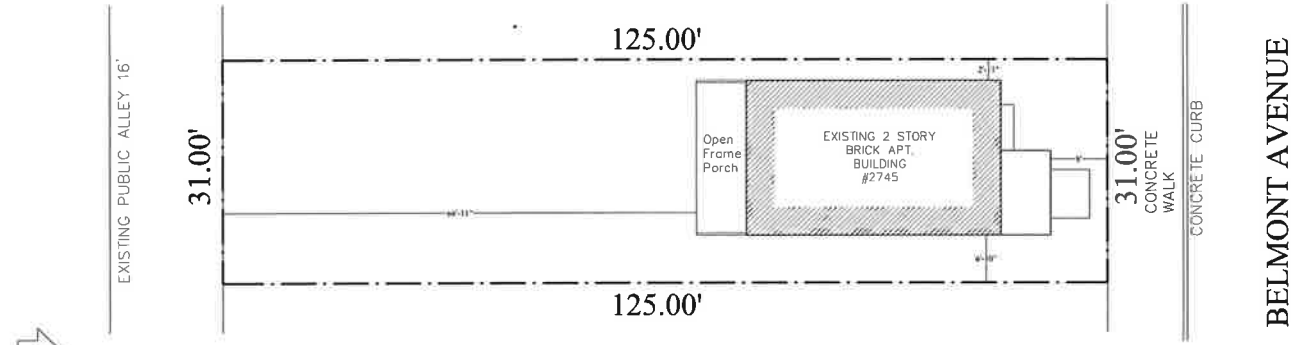
New Construction
2739 W. Belmont Avenue, Chicago Illinois 60618

Kutlesa | Hernandez Architects

These drawings are for communication of design intent only. These drawings are not suited or intended for construction or fabrication

© kha, Inc. 2026

Proposed New Work
May 11, 2026



SITE PLAN

ARCHITECTURE
INTERIORS
PLANNING
kutleša hernandez ARCHITECTS
kutlesa66@gmail.com
Direct : 312-315-1746
16206 Syd Creek Drive
Homer Glen, Illinois 60491
www.kharchitects.net

COPYRIGHT: KUTLEŠA/HERNANDEZ ARCHITECTS, INC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF KUTLEŠA/HERNANDEZ ARCHITECTS.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED BY ME OR UNDER MY SUPERVISION AND CONFORM TO THE APPLICABLE REQUIREMENTS OF THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

ARCHITECTURAL SEAL

MAR KUTLEŠA DATE

DATE: MAY 27, 2026
DESIGN BY:
DRAWN BY:

NO.	DATE	DESCRIPTION
1	5-28-26	ISSUED FOR ZONING REVIEW

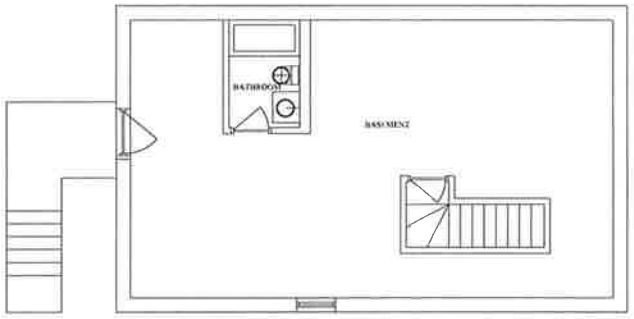
Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2739 W. Belmont LLC

AS-BUILTS
2741 & 2745
W. BELMONT
AVE.

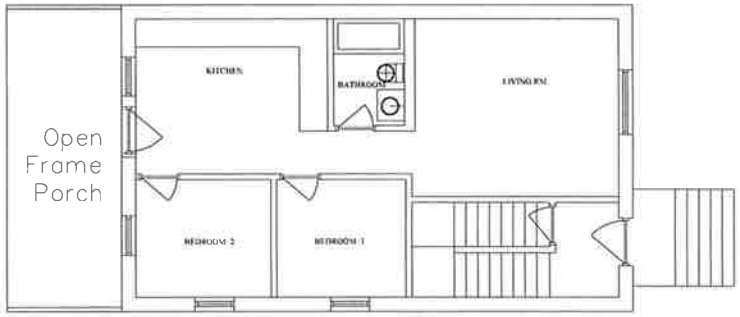
2745 W. BELMONT
SITE PLAN

A-0

Drawn By: LC



1 BASEMENT UNIT
SCALE : 1/4" = 1'



2 1ST FLOOR UNIT
SCALE : 1/4" = 1'

ARCHITECTURE
INTERIORS
PLANNING
kutlesa hernandez ARCHITECTS
kutlesa68@gmail.com
Direct : 312-315-1746
16206 Syd Creek Drive
Homer Glen, Illinois 60491
www.kharchitects.net

COPYRIGHT: KUTLESA/HERNANDEZ ARCHITECTS, INC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF KUTLESA/HERNANDEZ ARCHITECTS

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

ARCHITECTURAL SEAL

MR. KUTLESA DATE

DATE MAY 27, 2026
DESIGN BY: K
DRAWN BY: K

NO	DATE	DESCRIPTION
1	5-28-26	ISSUED FOR ZONING REVIEW

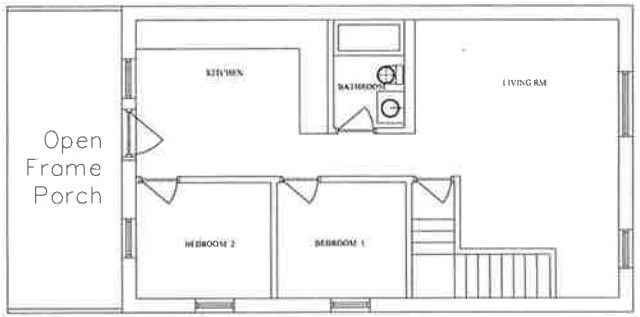
Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2738 W. Belmont LLC

AS-BUILTS 2741 & 2745 W. BELMONT AVE.

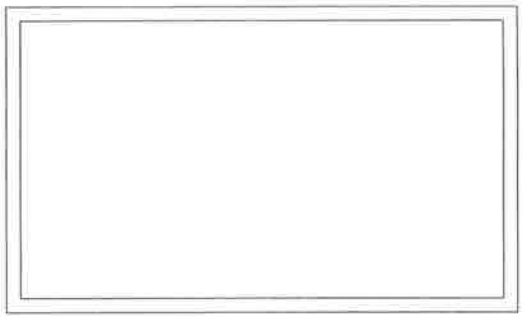
2745 W. BELMONT
BASEMENT, IST
FLR. PLAN

A-1

Drawn By: K



3 2ND FLOOR UNIT
SCALE: 1/4" = 1'



4 ROOF PLAN
SCALE: 1/4" = 1'

ARCHITECTURE
INTERIORS
PLANNING

kutlesa hernandez ARCHITECTS
kutlesa16@gmail.com
Direct : 312-315-1746
16206 Syd Creek Drive
Homer Glen, Illinois 60491
www.khiarchitects.net

COPYRIGHT © KUTLESA/HERNANDEZ ARCHITECTS, INC
EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN
THESE PLANS ARE NOT TO BE REPRODUCED,
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO
ANY THIRD PARTY, WITHOUT FIRST OBTAINING
THE EXPRESSED WRITTEN PERMISSION AND
CONSENT OF KUTLESA/HERNANDEZ ARCHITECTS.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES

ARCHITECTURAL SEAL

DATE: MAY 27, 2026
DESIGN BY:
DRAWN BY:

NO	DATE	DESCRIPTION
1	5-28-26	ISSUED FOR ZONING REVIEW

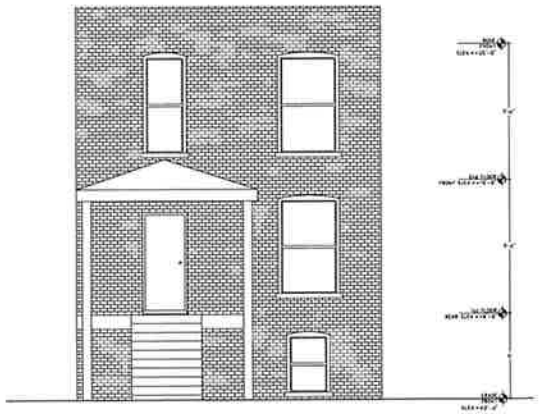
Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2739 W. Belmont LLC

AS-BUILTS
2741 & 2745
W. BELMONT
AVE.

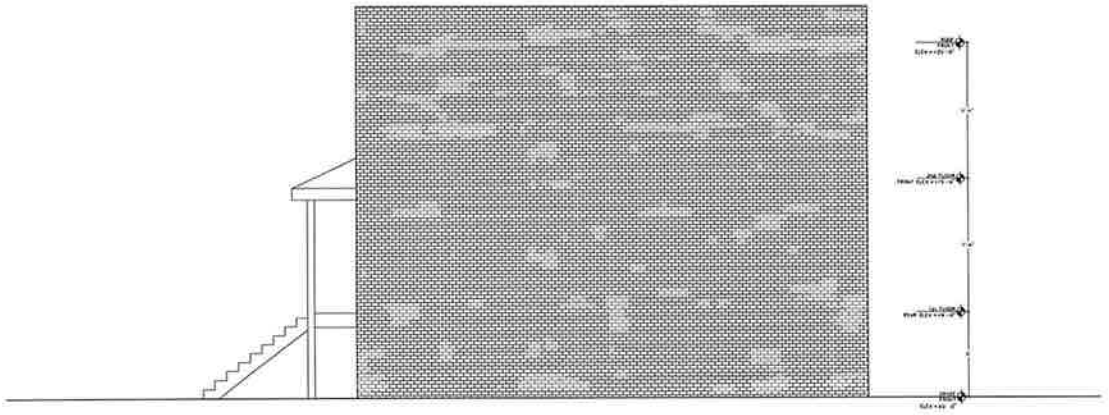
2745 W. BELMONT
2ND FLR. & ROOF
PLANS

A-2

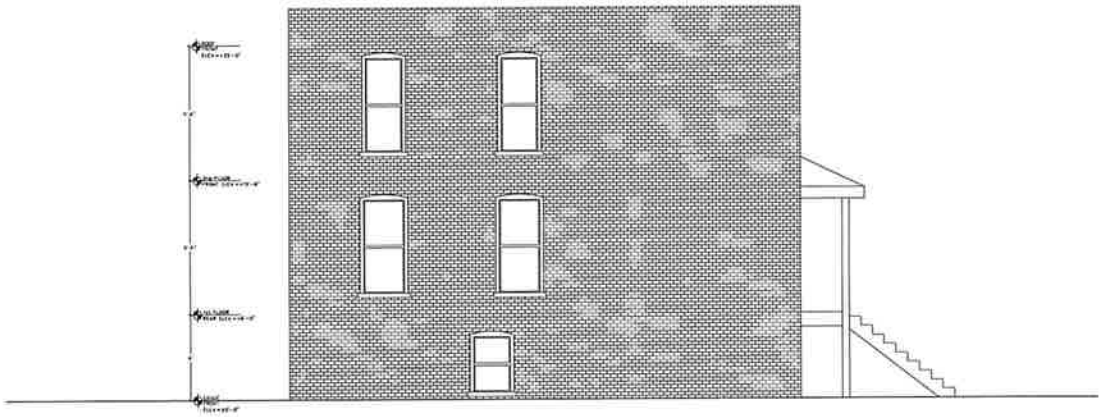
Drawn By: IK



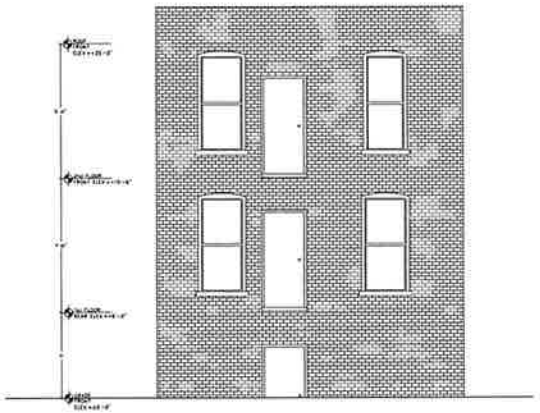
3 NORTH ELEVATION
SCALE: 1/4" = 1'



2 EAST ELEVATION
SCALE: 1/4" = 1'



3 WEST ELEVATION
SCALE: 1/4" = 1'



4 SOUTH ELEVATION
SCALE: 1/4" = 1'

ARCHITECTURE
INTERIORS
PLANNING

kutlesa hernandez ARCHITECTS
kutlesa68@gmail.com
Direct : 312-315-1746
16206 Syd Creek Drive
Homer Glen, Illinois 60491
www.kharchitects.net

COPYRIGHT KUTLESA/HERNANDEZ ARCHITECTS, INC
EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN
THESE PLANS ARE NOT TO BE REPRODUCED
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO
ANY THIRD PARTY WITHOUT FIRST OBTAINING
THE EXPRESSED WRITTEN PERMISSION AND
CONSENT OF KUTLESA/HERNANDEZ ARCHITECTS

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

ARCHITECT/Illin. Reg.

NAME: KUTLESA DATE

DATE: MAY 27, 2025
DRAWN BY: A
CHECKED BY: A

NO	DATE	DESCRIPTION
1	5-28-25	ISSUED FOR ZONING REVIEW

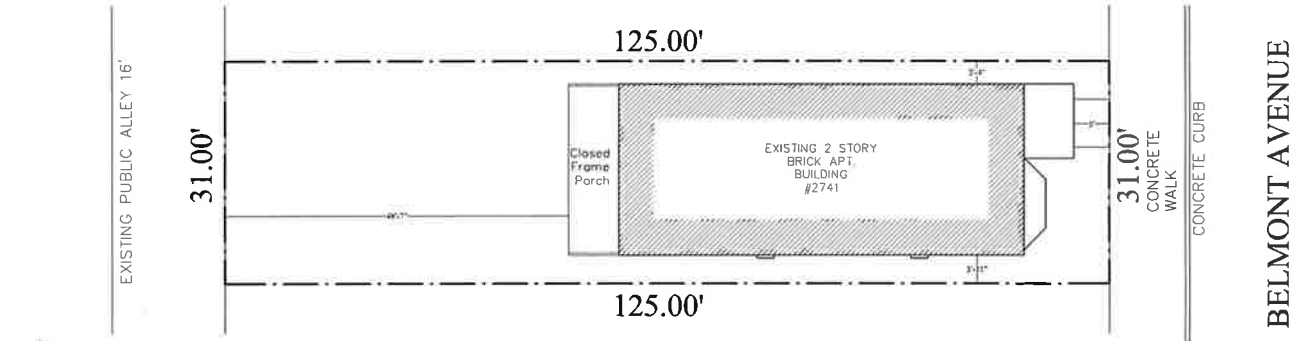
Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2739 W. Belmont LLC

AS-BUILTS
2741 & 2745
W. BELMONT
AVE.

2745 W. BELMONT
ELEVATIONS

A-3

Drawn By: A



N

SCALE 1/8" =1'-0"

SITE PLAN

Graphic Scale

IN FEET 10 8 6 4 2 0 5 10 20

1/8" = 1'-0"

ARCHITECTURE
INTERIORS
PLANNING

kutlesa hernandez ARCHITECTS

kutlesa66@gmail.com
Direct : 312-315-1746
www.khiarchitects.net

16206 Syd Creek Drive
Homer Glen, Illinois 60491

COPYRIGHT© KUTLESA/HERNANDEZ ARCHITECTS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN AND/OR PLANS & DESIGNS NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF KUTLESA/HERNANDEZ ARCHITECTS.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

ARCHITECTURAL SEAL

NEW KUTLESA — DATE

DATE: MAY 27, 2020
DESIGN BY:
DRAWN BY:

NO	DATE	DESCRIPTION
1	5-28-26	ISSUED FOR ZONING REVIEW

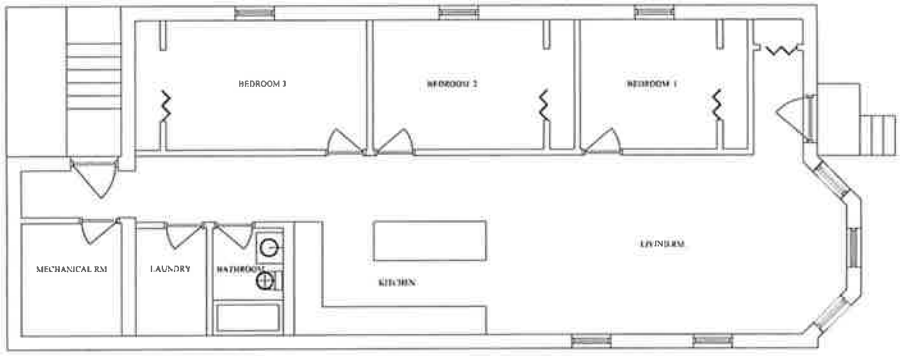
Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2739 W. Belmont LLC

AS-BUILTS 2741 & 2745 W. BELMONT AVE.

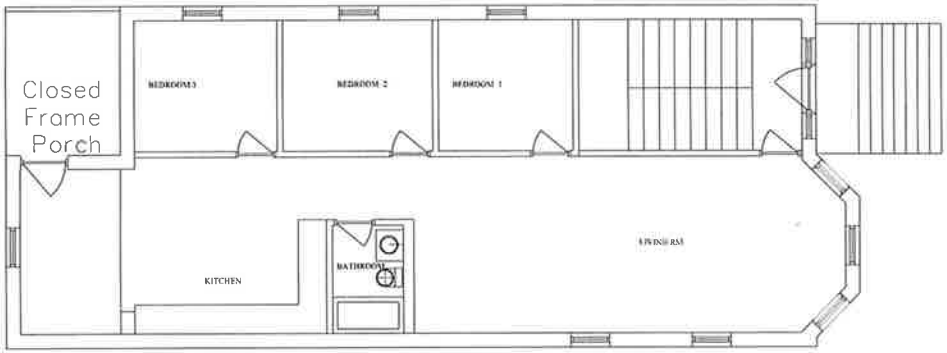
2741 W BELMONT
SITE PLAN

A-0

Drawn By: M



1 BASEMENT UNIT
SCALE : 1/4" = 1'



2 1ST FLOOR UNIT
SCALE : 1/4" = 1'

ARCHITECTURE
INTERIORS
PLANNING

kutlesa hernandez ARCHITECTS
kutlesa68@gmail.com
Direct : 312-315-1746
16206 Syd Creek Drive
Homer Glen, Illinois 60491
www.kharchitects.net

COPYRIGHT: KUTLESA/HERNANDEZ ARCHITECTS, INC
EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN IDEAS. NO PART OF THESE PLANS & DESIGN IDEAS SHALL BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF KUTLESA/HERNANDEZ ARCHITECTS.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

ARCHITECTURAL SEAL

MR KUTLESA DATE

DATE: MAY 27, 2026
DESIGN BY: M
DRAWN BY: M

NO	DATE	DESCRIPTION
1	5-28-26	ISSUED FOR ZONING REVIEW

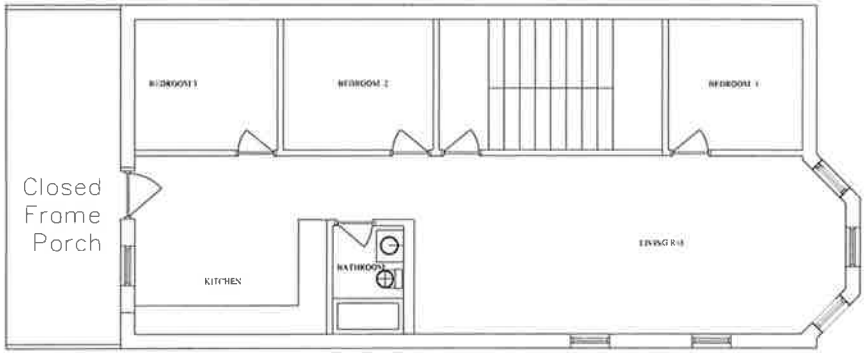
Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2738 W. Belmont LLC

AS-BUILTS
2741 & 2745
W. BELMONT
AVE.

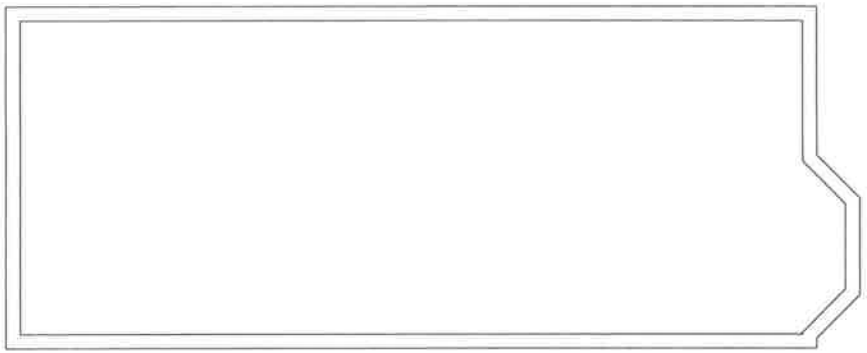
2741 W. BELMONT
BASEMENT, IST
FLR. PLAN

A-1

Drawn By: M



3 2ND FLOOR UNIT
SCALE : 1/4" = 1'



4 ROOF PLAN
SCALE 1/4" = 1'

ARCHITECTURE
INTERIORS
PLANNING

kutlesa hernandez
ARCHITECTS
kutlesa68@gmail.com
Direct : 312-315-1746
www.kharchitects.net
16206 Syd Creek Drive
Homer Glen, Illinois 60491

COPYRIGHT: KUTLESA/HERNANDEZ ARCHITECTS, INC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF KUTLESA/HERNANDEZ ARCHITECTS.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES

ARCHITECTURAL SEAL

NO	DATE	DESCRIPTION
1	5-28-25	ISSUED FOR ZONING REVIEW

Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2738 W. Belmont LLC

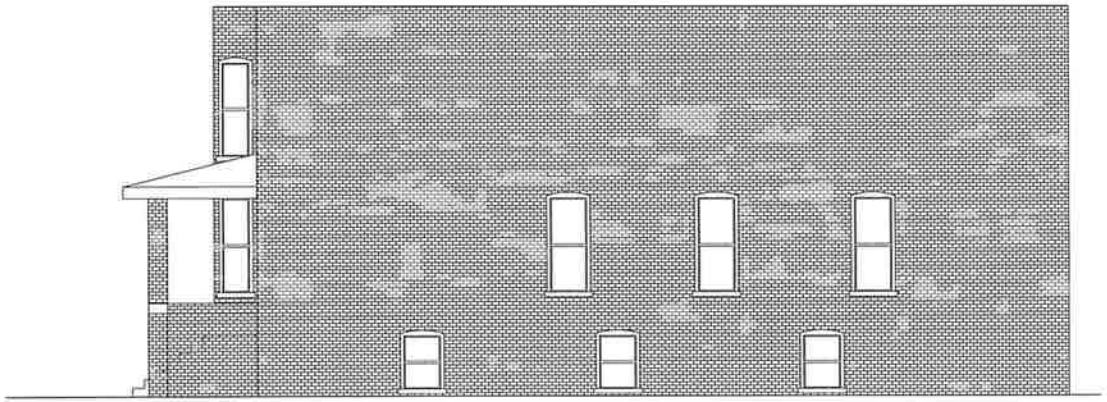
AS-BUILTS 2741 & 2745 W. BELMONT AVE.

2741 W. BELMONT
2ND FLOOR AND
ROOF PLAN

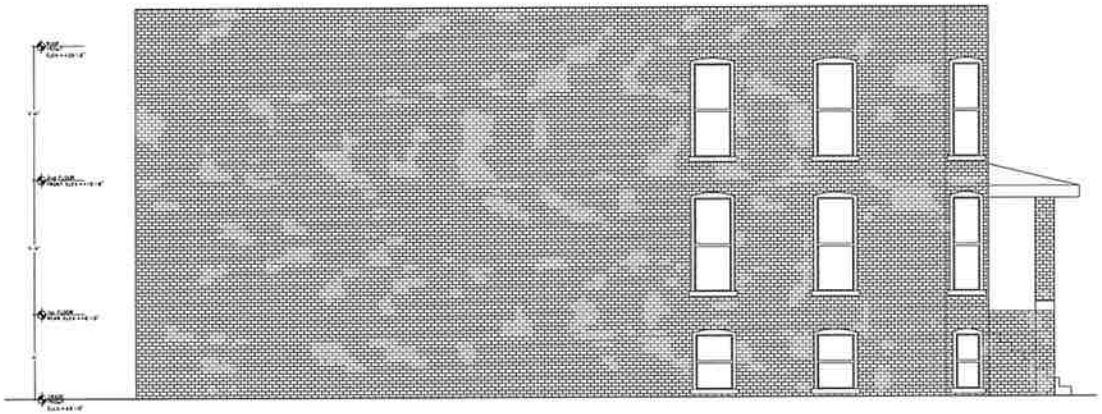
A-2



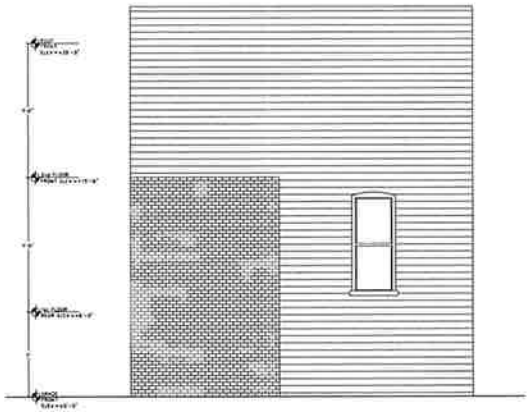
3 NORTH ELEVATION
SCALE 1/4" = 1'



2 EAST ELEVATION
SCALE 1/4" = 1'



3 WEST ELEVATION
SCALE 1/4" = 1'



4 SOUTH ELEVATION
SCALE 1/4" = 1'

ARCHITECTURE
INTERIORS
PLANNING

kutlesa hernandez ARCHITECTS
kutlesa65@gmail.com
Direct : 312-315-1746
16206 Syd Creek Drive
Homer Glen, Illinois 60491
www.kharchitects.net

COPYRIGHT: KUTLESA/HERNANDEZ ARCHITECTS INC EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS & DESIGN. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY, WITHOUT FIRST OBTAINING THE EXPRESSED WRITTEN PERMISSION AND CONSENT OF KUTLESA/HERNANDEZ ARCHITECTS.

I HEREBY CERTIFY THAT THESE DRAWINGS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE CITY OF CHICAGO BUILDING CODE AND ZONING ORDINANCES.

ARCHITECTURAL SEAL

NIKA KUTLESA DATE

DATE: MAY 27, 2026
DESIGN BY: N
DRAWN BY: N

NO	DATE	DESCRIPTION
1	5-28-26	ISSUED FOR ZONING REVIEW

Building Address:
2741-2745 W. Belmont Ave.
Chicago, IL. 60618
Owner:
2739 W. Belmont LLC

AS-BUILTS
2741 & 2745
W. BELMONT
AVE.

2741 W. BELMONT
ELEVATIONS

A-3

Drawn By: N